

Attachment E

(Pre-Lease Security Report)

to

Lease No. GS-11B-02178

A handwritten signature, possibly reading "JP", is located in the bottom right corner of the page.

PRE-LEASE BUILDING SECURITY PLAN

OFFEROR'S PRE-LEASE BUILDING SECURITY PLAN
EVALUATION FOR AN OFFICE BUILDING

The Offeror must complete a report based on a walk through of the building, parking areas, and structure's perimeter that includes the review of windows or window systems, facade protection level, and perimeter evaluation.

The Offeror states, as part of this offer, that the proposed space/building is as described below and contains the identified features and devices. Should this exhibit not provide sufficient space to respond adequately to any question, additional pages should be attached.

BUILDING ADDRESS: 425 Eye Street NW	
BUILDING NAME: N/A	
BUILDING ADDRESS: 425 Eye Street NW	
CITY: Washington	
STATE: DC	
Year Built: 1974	Year Last Renovated: 2010
SIZE AND LAYOUT	
The following information applies to (check one): <input type="checkbox"/> an existing building <input type="checkbox"/> a building planned for lease construction	
Space offered to Government (By Floor): Ground Floor Retail Space, 2 nd Floor, 3 rd Floor and 4 th Floor.	
Approximate gross area of typical floor (identify atypical floors individually) 54,204 SF	
Building Height in Feet: 80'-9"	
Number of Stories Above Grade: Seven	
Number of. Stories Below Grade: Two	
OTHER OCCUPANCIES IN BUILDING (Check All That Apply)	
Restaurants:	<input type="checkbox"/>
Laboratories:	<input type="checkbox"/>
Storage:	<input type="checkbox"/>
Retail: <input checked="" type="checkbox"/> X	<input type="checkbox"/>
Day Care Center:	<input type="checkbox"/>
Other, list:	<u>Parking</u>

PRE-LEASE BUILDING SECURITY PLAN

GENERAL INFORMATION

Provide digital pictures of the building. Include exterior views showing the front of the building and all sides of the building.

Identify the number of stories of the building (above and below grade)

Identify the approximate gross square footage per floor in the building.

Identify the proposed floors offered to the Government to occupy

<u>Exterior Materials</u>	<u>Yes</u>	<u>No</u>
Brick		x
Block	x	
Concrete – Precast	x	
Concrete – Poured		x
Metal Panels	x	
Glass Exterior	x	

Answer each question below, then, identify and discuss measures to be taken to protect and secure utilities.

<u>Question</u>	<u>Yes</u>	<u>No</u>
Is the water supply to the building protected?	x	
Is the main unit of air/ventilation system accessible to the public?		x
Is the wire closet locked?	x	
Is utility access locked?	x	
Is there exterior access to the electric service?		x
Is there exterior access to the gas service?		x
Is there exterior access to the water service?		x
Is there exterior access to the telephone service?		x
Is there exterior access to any other heating source?		x
Is fuel stored within the building?		x
Are there exterior propane fuel tanks?		x
For the facilities with exterior propane fuel tanks, are they protected?		

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PERIMETER INFORMATION

<u>General Public Access</u>	<u>Distance in Feet</u>
Distance in feet from the building to the nearest public street.	25'-0"
Distance in feet from the building to the nearest public on-street parking.	25'-0"
Distance in feet from the building to the nearest public parking lot.	0'

Provide a site sketch showing perimeter distances. See Attached

Describe the building's emergency lighting system. See Attached

Identify and describe the lighting levels provided at entrances/exits, garages, parking lots or other adjacent areas to the building to discourage "crimes against persons". See Attached

Identify and describe if emergency power is provided within the building. See Attached

If emergency power for life safety systems is provided by generator(s) or UPS systems describe if they are tested and maintained in accordance with NFPA 110 or NFPA 111, as applicable. See Attached

Identify and describe any garage or parking area control or surveillance systems in place. See Attached

Identify and describe the location of mechanical areas, along with protocol and procedures taken to secure these areas to ensure access by only authorized personnel. See Attached

Identify and describe roof access and the roof security, along with protocol and procedures taken to secure the roof to ensure access by only authorized personnel. See Attached

Identify and describe alarm/emergency notification system. See Attached

Review and evaluate the occupancy emergency plan. See Attached

Identify and describe window-glazing system, including, See Attached

Typical size
 Thickness of panes
 Type of frame
 Type of anchorage
 Number of windows
 Type of glass
 Type of configuration (single-pane, insulated, laminated, etc.)
 Security film thickness (if installed)
 Date film was installed

If the proposed shatter-resistant window film is less than the 0.18 millimeter (7 mil) thickness specified in the SFO, a licensed professional engineer shall complete the evaluation specified below.

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For Build-to-Suit Solicitations and Alternative Blast Mitigation Proposals

A registered Professional Engineer shall complete the evaluations for window glazing and facade protection. The Professional Engineer's stamp (professional license) must be placed on the report.

For Build-to-Suit solicitations, identify and describe window systems in accordance with WINGARD 4.1 or later or WINLAC 4.3 software using the test methods provided in the US General Services Administration *Standard Test Method for Glazing and Window Systems Subject to Dynamic Overpressure Loadings* or F1642-04 *Standard Test Method for Glazing and Glazing Systems Subject to Airblast Loadings* - ASTM International.

For Build-to-Suit solicitations, identify and describe the facade protection level as prescribed by WINGARD 4.1 or later or WINLAC 4.3 software.

For Build-to-Suit solicitations, identify and describe the distance from the face of the building's exterior to the protected/defended perimeter (i.e., any potential point of explosion), around the complete circumference of the structure's exterior. This would mean the distance from the building to the curb or other boundary protected by bollards, planters or other barrier. All potential points of explosion must be evaluated that could be accessible by any motorized vehicle (i.e. street, alley, sidewalk, driveway, parking lot).

PRE-LEASE BUILDING SECURITY PLAN

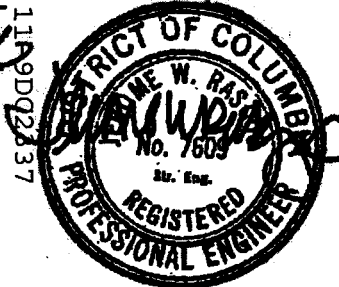
STATEMENT OF PROFESSIONAL ENGINEER

I hereby attest that I have performed an assessment of the subject premises; and that the above information is complete and accurate to the best of my knowledge. I have initialed at the bottom of each page. My official stamp, professional license information, and signature are affixed below.

I HAVE INCLUDED FINDINGS, RECOMMENDED CORRECTIVE ACTION(S), AND MADE SPECIFIC REFERENCES TO THE APPLICABLE CODE SECTIONS OR SECURITY REFERENCE DOCUMENTS AS AN ATTACHMENT TO THIS REPORT. SUCH FINDINGS SPECIFICALLY IDENTIFY INSTANCES WHERE THE BUILDING DOES NOT COMPLY WITH THE SPECIFIED CRITERIA, AND RECOMMENDATIONS HAVE BEEN MADE IN ORDER TO RECTIFY THE SITUATION AND ASSURE SUBSTANTIAL COMPLIANCE OF THE BUILDING TO ALL APPLICABLE CRITERIA.

(if no deficiencies were identified, during the evaluation, please explicitly state so in the findings and recommendations portion of the report)

Signature: (b) (6) Date: 8.7.09
 Printed Name: FERDIE W. RASCHKE
 Name of Firm: WEIDINGER ASSOCIATES INC.
 Phone #: (202) 822-6110
 License Number: 7609



Stamp Here:

OFFEROR'S STATEMENT OF CORRECTION

In the event any of the offered space does not meet the minimum specified performance conditions '3b' using the test methods provided in the US General Services Administration Standard Test Method for Glazing and Window Systems Subject to Dynamic Overpressure Loadings or F1642-04 Standard Test Method for Glazing and Glazing Systems Subject to Airblast Loadings - ASTM International, the Offeror shall attach a sheet describing the exact nature of the deficiency and will bring the offered space up to compliance with all applicable criteria to complete at the Offeror's sole cost and expense prior to the Government's acceptance of the offered space under the terms of any prospective lease agreement.

The Offeror shall attest below that the government, may implement all security operating standards. The base building security standards may include additional performance criteria for facade and setback, if feasible.

NOTE: REPORTS SUBMITTED WITHOUT RECOMMENDED CORRECTIVE ACTIONS WILL BE RETURNED WITHOUT REVIEW.

Signature: (b) (6) Date: 4/14/00

Printed Name: Solanda K. Bott

Title: Senior Vice President

Name of Firm: Parmant Group Inc.

PRE-LEASE BUILDING SECURITY PLAN

Provide a site sketch showing perimeter distances: See attached

Describe the building's emergency lighting system: Emergency lighting system shall consist of dedicated white lights connected to an emergency power circuit connected to emergency generator with battery back for all stairwell fixtures.

Identify and describe the lighting levels provided at entrance/exits, garages, parking lots or other adjacent areas to the building to discourage "crimes against persons": Street pole lights will be provided spaced 40'-0" on center for sidewalks along both 4th Street and Eye Street. Additionally building mounted lights are located on the north and west alley sides of the building. Accent lighting along the retail storefront, building canopy will also be provided.

Identify and describe if emergency power is provided in the main building: A new emergency generator will be provided for life safety and miscellaneous tenant load requirements.

If emergency power for life safety systems is provided by generator(s) or UPS systems describe if they are tested and maintained in accordance with NFPA 110 or NFPA 111, as applicable: Emergency power systems will comply with NFPA 110 for testing and maintaining power via generator.

Identify and describe any garage or parking area control or surveillance system in place: Gate and attendant controls will be provided to restrict access during normal business hours. Restricted access will be provided for non-business hours.

Identify and describe the location of mechanical areas, along with protocol and procedures taken to secure these areas to ensure access by only authorized personnel: The building mechanical central plant is located on the penthouse level. Access is restricted by keyed door lock. Additional mechanical rooms are located on each floor and are also accessed by keyed door lock by authorized personnel only.

Identify and describe roof access and the roof security, along with protocol and procedures taken to secure the roof to ensure access by only authorized personnel. Roof access is restricted by keyed door locks. Access to the roof is restricted to authorized personnel only.

Identify and describe alarm/emergency notification system: An audible horn fire alarm system will be provided.

Review and evaluate the occupancy emergency plan: The building is served by three egress stairs; each located more than $\frac{1}{4}$ the diagonal apart from each other. The widths of the stairs are more than adequate to handle the project population of the building. Two of the stairs egress through an exit passageway to reach the street or alley. The third stair egresses through the lobby to reach the street. Additionally the building will be fully sprinklered and will have a building alarm system.

Identify and describe window-glazing system: The window system is a combination of curtainwall, window wall, punched windows and a storefront systems. The curtainwall system is a 4 sided structurally glazed system with shadow boxes at the slab and columns covers. Typical windows size is 8'-0" tall by 5'-0" wide. The window wall system is capped at the top and bottom mullion, while the vertical mullion is a butt joint. Typical windows size is 8'-0" tall by 5'-0" wide. The punched window system is a dry glazed system with all 4 sides captured. Typical window size is 5'-0" tall by 8'-0" wide. The storefront is located at the ground floor retail storefronts, and varies in height. The glass for all but the punched window system is 1" thick Insulated glass units with $\frac{1}{4}$ " tempered glass a $\frac{1}{2}$ " airspace and $\frac{1}{4}$ " heat strengthened glass. The punched windows are single pane $\frac{1}{4}$ " thick glass. All glass will be installed with the required 0.18 millimeter (7mil) thick film.

(b) (5), (b) (7)(F)

SECURITY PLAN - PERIMETER DISTANCES



425 EYE STREET NW


SMITHGROUP
architecture engineering interiors planning
26607.000